

Single Family Residence **RESIDENTIAL**

891 MAD RIVER RD

MAD RIVER, CA 95552

\$140,190 TopHap Estimate · \$174 / ft² · confidence 90 · as of Jul 14, 2026



1

BEDS

804 ft²

LIVING AREA

0.55 ac

LOT SIZE

1938

YEAR BUILT

2

ROOMS

VALUATION

\$140K

\$126K low

\$154K high

Last Sale

\$125,000 · Aug 25, 2015

Est. Owner Equity

\$92,190

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,564 (2025)
Assessed Value	\$150,925
Previous Assessed	\$147,967

PROPERTY FACTS

Property Type	Single Family Residence
County	TRINITY
Lot (acres)	0.55
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2023	Financing	Intrafamily Transfer			
Aug 11, 2015	Resale	Grant Deed	\$125,000	\$155	\$48K
Aug 2, 2005	Resale	Grant Deed	\$117,000	\$146	\$94K
Mar 3, 2005	Resale	Grant Deed	\$90,000	\$112	
Jun 11, 2004	Resale	Grant Deed	\$87,500	\$109	
Aug 19, 2002	Foreclosure sale	Trustees Deed	\$75,500	\$94	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van Duzen Elementary School	Elementary	KG–8	2.7 mi
Southern Trinity High School	High	9–12	2.7 mi

District: Southern Trinity Joint Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95552

132 CRIME INDEX	94 AIR POLLUTION	1,159 POPULATION	\$26K MEDIAN IN-COME	52°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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